

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-028 – Childress Klein Properties

Subject: Rezoning Petition No. 2021-028

Petitioner/Developer: Childress Klein Properties

Current Land Use: Vacant

Existing Zoning: CC

Rezoning Requested: I-1(CD) & R-22MF(CD)

Date and Time of Meeting: ***Tuesday, June 29, 2021 at 6:00 p.m.***

Virtual Meeting Registration: ***Please send an email to Dujuana Keys at dujuanakeys@mvalaw.com to receive a secure meeting link.***

Date of Notice: 6/15/2021

We are assisting Charlotte based Childress Klein Properties (the “Petitioner”) on a recently filed request to rezone an ± 311-acre site (for portion in Mecklenburg County; there is another ± 10-acre portion just inside Concord/Cabarrus County) generally located west of I-85, north of Ridge Road, east of Mallard Creek Road and south of Concord Mills Mall as shown on the attached site locator map (the “Site”). The rezoning petition for the portion of the Site within Mecklenburg County would change the zoning from CC (Commercial Center) to I-1(CD) and R-22(MF) to allow the development of that portion of the Site for a business park with logistics, distribution, and other uses allowed in the I-1 zoning district, and a multi-family residential community (the portion within Concord/Cabarrus County is contemplated for multi-family uses as well).

We note that the current CC (Commercial Center) zoning of the Site contemplates intense commercial/retail/office and residential uses at development levels very much higher than what the proposed rezoning is seeking. Therefore, rezoning project is expected to have significantly less overall impact to this quadrant between I-85, I-485, Mallard Creek Road and Concord Mills Mall that what could be developed by right under the existing zoning for the Site, while providing job opportunities and residential housing near the activities of Concord Mills mall.

As shown on the attached conceptual site plan, the proposed multi-family community will be oriented toward Concord Mills and Quay Road. The business park portion will be oriented toward Ridge Road and Mallard Creek Road with development along I-85 and interior to the Site. The proposed conceptual site plan includes a 100’ Class A buffer adjacent to any existing single-family residential uses and construction of a 12’ multi-use path along the Site’s frontage of Ridge Road.

Also as shown on the attached map and site plan, most of the logistics portion of the project traffic will access and leave the site area by way of Ridge Road, then quickly accessing I-485 from Mallard Creek Road. A network of public streets is also proposed that will provide connectivity throughout the Site. The street network will also provide roadway improvements to Ridge Rd., Mallard Creek Rd., Quay Rd., and Carolina Lilly Road. These roadway improvements in the area will be made to mitigate the traffic impacts of the development and in several instances will improve the existing nearby road capacity.

Childress Klein Properties is the region’s leading developer of business parks for logistics/distribution & manufacturing use with an impeccable reputation for quality. We also note that the following uses will not be allowed on the Site:

1. auction sales,
2. automobiles, truck and utility trailer rental,

3. automotive repair garages,
4. automotive sales and repair,
5. automotive service stations,
6. manufactured housing sales or repair,
7. petroleum storage facilities,
8. recycling or drop off centers

In accordance with continued precautions to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Tuesday, June 29, 2021, at 6:00 p.m.

Please send an email to Dujuana Keys at dujuanakeys@mvalaw.com in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call **704-331-3531** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Perkins-Johnson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Landon Wyatt, Childress Klein Properties
Jon Wilson, Childress Klein Properties
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

SEE SITE LOCATOR MAP ATTACHED



